

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LAGUNA BEACH

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						1	4				
(10) Total by Income Table A/A3			0	0	1	4					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	70	0	70	Vista Aliso (21544 Wesley Drive) very-low senior housing rental units
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	70	0	70	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	1	0	1	1
No. of Units Permitted for Above Moderate	4	0	0	0	0	4	4

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1	0	0	0	0	0	0	0	0	0	0	1
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	1	0	0	0	0	0	0	0	0	0	0	1
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	1	0	0	0	0	0	0	0	0	1	0
Above Moderate		0	4	0	0	0	0	0	0	0	-	4	0
Total RHNA by COG. Enter allocation number:		2	5	0	0	0	0	0	0	0	0	5	2
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Action 1.1.1-Enforce Muni. Code with regard to zoning violations in residential zones.	Prevent deterioration of existing residential neighborhoods.	Ongoing	Compliance achieved through December 2013. The City continues to manage code enforcement in residential neighborhoods on a complaint basis and continues to strive for voluntary compliance through the Code Enforcement Division.
Action 1.1.2-Rev. development proposals for potential conflicts wit/ residential neighborhoods.	Protect residential use from intrusive, incompatible or potentially disruptive land uses or activities.	Ongoing	Compliance achieved through December 2013
Action 1.3.1-Continue the provision of funding to support adequate code enforcement staff.	Prevent deterioration of residential neighborhoods.	Ongoing	Compliance achieved through December 2013.
Action 1.4.1-Provide technical assistance re:housing rehabilitation, etc.	Maintain and preserve at least two residential units and encourage the improvement of energy efficiency through recommendations outlined in the Draft Climate Protection Action Plan.	12/31/2014; Ongoing	Compliance achieved December 2010 (Building Division Reference Documents, Housing Assistance Information Guide and Sustainability Chapter of Design Guidelines published and updated as necessary). Ongoing through December 2013.
Action 1.4.2 Inform low-income seniors of a variety of funding sources to enable them to maintain their	To enable seniors to remain in their homes for as long as possible.	Ongoing	Housing Assistance Info. Guide updated with 2013-2021 Housing Element changes and ongoing.

homes.			
Action 1.5.1-Encourage participation in the City's Historic Preservation Program.	Preservation and rehabilitation of at least one historically significant home.	Dec. 2014	Compliance achieved - more than one historic home rehabilitated by December 2013.
Action 1.6.1 Encourage the preservation of mixed use projects that include residential units in commercial zones.	Preserve rental housing located in mixed-used developments.	Ongoing	Compliance achieved: Rental housing preservation policies applied through December 2013.
Action 1.6.1 Encourage the preservation of mixed-use projects that include residential units in commercial zones.	Preserve the City's housing in mixed-used developments.	Ongoing	Compliance achieved through December 2013.
Action 1.6.2 Encourage the preservation of artists' live/work units throughout the City.	Preserve lower-cost housing opportunities for artists by providing rehabilitation information on the City website and Planning counter.	Dec. 2011	Compliance achieved through December 2013; Artists' Work/Live Ord. amended 2012.
Action 1.6.3-Provide information to local landlords regarding participation on the HUD Section 8 rent subsidy program.	Potential increase in the number of low income rental units, by publishing an information guide for the public.	12/2011	Compliance achieved 11/2010 with publication of Housing Assistance Info. Guide - and through December 2013.
Action 1.6.5 Review the Short-Term Lodging Ord. for potential conflict with the rental housing preservation policies.	Ensure that the City's limited rental housing stock is not negatively impacted by conversions to short-term lodging.	Dec. 2014	To be carried-forward in 2013 - 2021 Housing Element Update.
Action 1.8.1 Maintain an In-lieu Housing Fund	Accumulate funding toward the production of a 2 extremely low to moderate income housing units to meet the City's RHNA allocation.	Dec. 2014	Ongoing; Funding low because of minimal development due to the economy.
Action 1.8.4 Adopt A Housing Ordinance that includes Density Bonus Law.	To implement the City's affordable and special needs housing policies.	June 2013	Carried forward in 2013-2021 Housing Element Update.
Action 1.10.1 Enforce the rental housing replacment policy for the conversion of rental units to condominiums.	Preserve the City's limited rental housing stock.	Ongoing	Compliance achieved through December 2013.
Action 1.14.1 Impose restriction conditions on low and moderate income housing.	Ensure that affordable housing is rented/sold at intended prices and to the specified household types/incomes for the duration of the affordability period.	Ongoing	One deed-restricted moderate-income second residential unit approved in September 2013.
Action 2.2.1 Pursue CDBG and other federal funding for the development and preservation of extremely-low to moderate income housing.	Develop and preserve the City's affordable housing stock.	Ongoing	Affordable housing incentives outlined in Housing Assistance Information Guide published by the City.

Action 2.2.2-Provide incentives such as reduced fees and fee refunds, density bonuses, developer assistance with federal and other funding and In-lieu Housing Fund contributions for extremely-low to moderate income housing development.	Encourage the development of affordable housing in the City.	Ongoing	Incentives provided for approval of eight (8) low-income artists' work live units and one (1) moderate-income second residential unit.
Action 2.6.1 Identify a non-profit housing developer or Housing Trust to develop or acquire affordable housing in the City.	To increase the quantity of low and moderate income housing opportunities in the City.	Dec. 2014	Compliance achieved by inviting non-profit housing developers, including Jamboree Housing, Friendship Shelter and Habitat for Humanity of O. C. to speak at Housing & Human Services Comm. meetings.
Action 2.6.2 - Solicit involvement of the Laguna Board of Realtors, the Architectural Guild and non-profit developers to advise the City of potential low and moderate income housing sites/development opportunities.	Utilize the expertise of real estate, development and design professionals to learn about potential affordable housing opportunities.	Annually	Compliance achieved through December 2013
Action 2.10.2-Give priority consideration to the use of appropriately zoned City-owned land for potential development of affordable housing.	Potential expansion of affordable housing opportunities	Ongoing	The City continues to acquire land as it becomes available and as resources allow. Evaluation of sites takes place as appropriately zoned land and opportunities are presented.
Action 2.12.1-Evaluate the feasibility of vacant commercial or industrial buildings for housing, as proposed by the applicant.	Increase the City's housing stock and reduce impacts on the environment by minimizing landfill waste and the use of raw materials to reconstruct buildings.	Ongoing	No adaptive reuse projects have been proposed between 2006 and 2013.
Action 2.13.1-Continue the program to subsidize housing for City personnel in positions that require close proximity to City Hall and/or City facilities.	Maintain public health, safety and welfare in the community.	Ongoing	Compliance achieved through December 2013.
Action 2.15.5 Evaluate the parking standards applicable to studio and one-bedroom units in multi-family developments to determine if the parking ratio should be lowered.	To lower the cost of multi-family housing by increasing the developable land area.	Dec. 2014	To be carried forward in 2013 - 2021 HE Update.
Action 3.1.2-Staff shall continue to advise the community and to refer people with issues regarding unfair housing practices to the OC Fair Housing Council.	To advise residents of the services provided by OCFHC.	Ongoing	Status achieved through December 2013; Housing Assistance Information Guide available at Planning Counter, Senior Center and on the City website includes OCFHC information.
Action 3.2.1-Whenever feasible, ensure that the selection of affordable housing sites includes adequate consideration of the needs of senior citizens, extremely-low to moderate income persons working in Laguna Beach and other special needs households, such as proximity to svcs. and public transp.	Provide for the physical and locational needs of senior citizens and other special needs households, in conjunction with the provision of affordable housing.	Ongoing	Compliance achieved as affordable housing sites are proposed.

Action 3.2.2-Grant public incentives for extremely-low to moderate income housing designed for senior citizens and other special needs households.	Create enhanced opportunities for the development of extremely-low to moderate income housing for special needs households.	Ongoing	Compliance achieved in November 2010 with the publication of a Housing Assistance Information Guide.
Action 3.2.3-Priority shall be given to senior citizen projects that offer congregate care where supervision, meals and nursing services may be available.	Development of affordable congregate care facilities for seniors.	Ongoing	Compliance achieved as congregate care facilities are proposed.
Action 3.2.4-In conjunction with Laguna Beach Seniors, Inc., disseminate information and take other actions to make senior citizens more aware of available housing assistance.	Increase senior awareness and participation in housing assistance programs.	Ongoing	Compliance achieved November 2010 with the publication of a Housing Assistance Information Guide which is distributed at the City's Senior Center, at City Hall and available on the City website.
Action 3.2.5-Continue the City program to subsidize housing for personnel in positions that require close proximity to City Hall and or City facilities.	Maintain public health, safety and welfare in the community.	Ongoing	Compliance achieved through December 2013 for Public Safety and other essential City personnel.
Action 3.2.6-Amend the Institutional Zone to allow emergency shelters, subject to a CUP, in compliance with SB 2.	To allow emergency shelters in the Institutional Zone as required by SB 2.	Ordinance adoption by January 2014	Compliance achieved: The Institutional Zone was amended in March 2013 to allow "Residential housing, special needs," which includes homeless persons and families and includes transitional and supportive housing, subject to a CUP.
Action 3.2.8-Amend the institutional Zone to allow transitional and supportive housing subject to the same approval required for any residential uses allowed in those zones in compliance with SB 2.	To allow transitional and supportive housing for the formerly homeless and to prevent homelessness, in compliance with SB 2.	Adoption by Jan. 2014	Compliance achieved: Institutional Zone amended to allow "Residential housing, special needs," subject to a CUP in March 2013.
Action 3.3.1-Provide information to local landlords regarding participation in the HUD Section 8 rent subsidy program and information re: low-interest rehabilitation loans.	Potential increase in the number of rental units in the City for participants in the Section 8 program, and longer affordability and maintenance of low-income housing.	Ongoing	Compliance achieved - Publication of a Housing Assistance Information Guide and distribution in the lobby at City Hall, at the Senior Center and on the City website and updates, as necessary.
Action 3.3.3 - Maintain the responsibility of the Housing & Human Services Committee to annually review the progress in implementation of the Housing Element policies and programs.	To track the effectiveness of the City's housing programs, to identify and prioritize housing issues, and to increase public awareness of the City's housing needs.	Annual	Compliance achieved through December 2013. 2013-2021 Housing Element reviewed by Housing and Human Services Committee and adopted by City Council in January 2014.
Action 3.4.4-Support existing shelters for individuals with special needs.	Maintenance of existing facilities that provide shelter for individuals with special needs.	Ongoing	Compliance achieved through December 2013.
Action 3.5.1-Require a portion of affordable housing units to be accessible or adaptable to disabled	Provide disabled access or adaptability for disabled access in two new low-	Ongoing	Compliance achieved through December 2013.

persons.	income units.		
Action 3.6.7-Encourage the preservation and creation of neighborhoods that provide extremely-low to moderate-income housing opportunities such as mixed-used, second units and artists' work/live units.	Potential maintenance and expansion of existing affordable housing opportunities.	Ongoing	Compliance achieved through December 2013. HE policies and zoning provisions are published on the City's website and available at the Planning counter. In 2013, seven (7) second residential units have been approved, one of which has been constructed.
Action 3.6.8-To the extent feasible, expedite residential development applications to reduce processing time.	Reduce development costs and produce at least 73 above moderate income housing units.	Ongoing; Dec. 2014	Compliance achieved through December 2013.
Action 3.6.9-Consider amendment of the General Plan land use designations on all lots zoned R2 to the land use designation of Vlg. Med. Density and R-3 to the land use designation of Vlg. High Density.	To maintain consistency in the R-2 and R-3 Zones and allow the potential construction of additional housing units.	June 30, 2010	Compliance achieved in 2009 with amendment of the City's General Plan, LCP and Zoning Ord. Local Coastal Program amendment approved by the Coastal Commission in 2012.

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General Comments:

As of December 2013, one (1) second residential unit has been approved toward the City's moderate-income RHNA allocation and four (4) single-family dwelling units have been constructed to meet the City's above-moderate RHNA allocation.

In September 2013, Vista Aliso (21544 Wesley Drive) was substantially rehabilitated with a remodel of the existing 70 very-low Section-8 senior housing rental units. HUD loan expiration date extended from 2028 to 8/1/2041.